



TRINITY FALLS

McKinney, Texas

Project Overview



- ❖ Trinity Falls is a new 1,708-acre Master Planned Community in McKinney, Texas located just north of the DFW Metroplex and only minutes from the intersection of Central Expressway and Highway 380. The design concepts and extensive amenities preserve the property's unique natural setting while offering the ultimate family lifestyle. This combined with favorable price points, its close proximity to the vibrant downtown McKinney and easy access to employment centers provide an exceptional opportunity for new home buyers.
- ❖ The community is situated along the East Fork of the Trinity River, which runs the entire length of the site's eastern edge. With nearly one half mile of frontage on the East Fork of the Trinity River and over 300 acres of open space, Trinity Falls will feature a regional public park system unrivaled by any other in the DFW market.
- ❖ Backed by a generous \$11 million endowment specific to the Trinity Falls Park, amenities planned include miles of nature and interpretive trails as well as hike and bike facilities, large athletic fields, an amphitheater, multiple outdoor gathering spaces for playgrounds and picnics, as well as recreational lakes for fishing and boating.
- ❖ Castle Hill Partners purchased Trinity Falls in March 2012, and started construction in the fall of 2013. Phase I will feature 238 single-family residential homes priced from the \$200's, a 5-acre recreation center complete with a 6,000 square foot amenity center, and the first phase of Trinity Falls Park. The first homes will be available this summer.
- ❖ At full build out, the community will feature approximately 4,200 home sites, including active adult and custom home sections, three McKinney ISD elementary schools with adjoining City parks, a McKinney Fire and EMS facility, as well as a retail and commercial component.

Trinity Falls – Project Overview

- ❖ 1,708-acre Master Planned Community.
- ❖ Entitled for 4,176 residential lots.
- ❖ 300+ acre regional park system.
- ❖ 3 McKinney ISD elementary school sites with adjoining 8 acre City parks.
- ❖ Fire/EMS facility.
- ❖ 85 acres dedicated for the Future Collin County Outer Loop.
- ❖ 54 acres of future commercial land.
- ❖ Highly amenitized.
- ❖ First phase includes 238 home sites available Summer 2014.



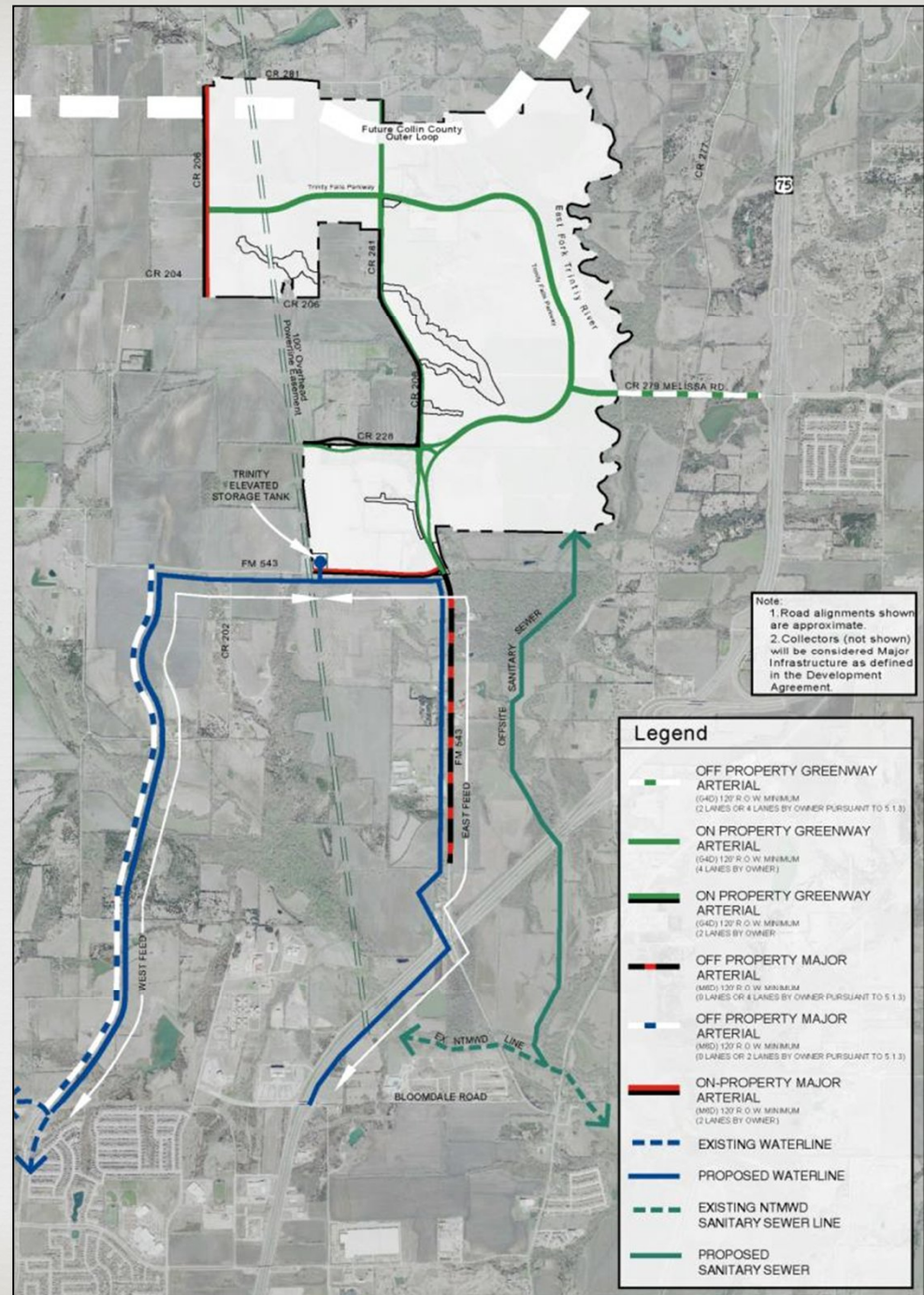
Infrastructure



- ❖ Two Municipal Utility Districts districts were created on the property through the legislature in 2006. The Districts provide a vehicle for Trinity Falls to construct major infrastructure benefitting Collin County in addition to the Cities of McKinney and Melissa.
- ❖ Trinity Falls is constructing major off-property regional water and sewer infrastructure bringing service to the area.
 - ❖ Approximately 14,000 feet of offsite sanitary sewer line
 - ❖ Roughly 18,100 feet of west feed waterline
 - ❖ Approximately 15,100 feet of east feed waterline
 - ❖ 3,000,000 gallon elevated storage tank
- ❖ Future improvements to off-property roadways include the expansion of FM 543 north/south from 2 lanes to 4 lanes over a mile in distance from Central Expressway to Trinity Falls Parkway. The construction of Melissa Road and Bridge almost a mile in distance from the property boundary of Trinity Falls to Central Expressway spanning the Trinity River.
- ❖ Construction of and maintenance for the roadways internal to Trinity Falls will be funded by Trinity Falls in accordance with its agreement with Collin County.
- ❖ Trinity Falls funded and has performed a 200 square mile drainage study and 5 miles of floodplain mapping to unify FEMA mapping in McKinney, Melissa and the County.

Trinity Falls – Infrastructure

- ❖ Over \$40,000,000 in off-property infrastructure funded by Trinity Falls over the duration of the project.
- ❖ Total project cost of \$270,000,000.
- ❖ At full build out the project will be valued at over \$1 billion.



Community Impact



- ❖ Trinity Falls has solid working relationships with the City of McKinney, McKinney ISD, City of Melissa and Collin County.
- ❖ 85 acres out of the northern portion of the Project has been donated by Trinity Falls to the City of McKinney to secure the alignment of the Collin County Outer Loop through the project.
- ❖ Three – 12 acre fully improved elementary school sites with adjoining 8 acre fully improved parks will be be dedicated to the McKinney Independent School District and the City of McKinney.
- ❖ 300+ acre regional park system for public use.
- ❖ Increased public safety with the construction of the \$3,000,000+ Fire and EMS facility to be manned by the McKinney Fire Department; police protection and traffic enforcement provided by the McKinney Police Department.
- ❖ Off-property utility and roadway infrastructure constructed by Trinity Falls benefiting neighboring communities and homeowners.
- ❖ In addition to private restrictive covenants, a Development Agreement with the City of McKinney ensures that the all housing and components within development meet or exceed City of McKinney quality standards.
- ❖ 54 acres reserved for for future retail and commercial development.

About the Developer



Castle Hill Partners (CHP) is a private investment firm based in Austin, Texas. Each principal has more than 25 years of experience in his or her respective area of expertise. Collectively, CHP has acquired and developed over 25,000 acres of commercial and residential land, over 10,000 units of multifamily housing, and more than 6 million square feet of office and industrial space. To learn more about Castle Hill Partners, visit <http://www.castlehillco.com>.



TRINITY
FALLS

a natural fit